

Doc #4879
4/9/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF BOSTON AGING CONCERNS YOUNG AND
OLD UNITED, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS SE-105 AND SE-121
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston Aging Concerns Young and Old United, Inc. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcels SE-105 and SE-121 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

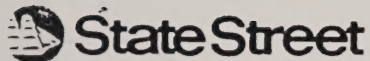
1. That Boston Aging Concerns Young and Old United, Inc. be and hereby is finally designated as Redeveloper(s) of Parcels SE-105 and SE-121 in the South End Urban Renewal Area.
2. That it is hereby determined that Boston Aging Concerns Young and Old United, Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Boston Aging Concerns Young and Old United, Inc. for the development of Parcel SE-121 Parcel SE-105 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels SE-105 and SE-121 to Boston Aging Concerns Young and Old United, Inc., said documents to be in the Authority's usual form.

7. That the Director, be and hereby, is authorized to execute and deliver a License Agreement with Boston Aging Concerns/Young and Old United for early entry to 35-36 West Newton Street to restore the masonry and brownstone and to perform demolition work. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



State Street Bank and Trust Company
225 Franklin Street
Boston, Massachusetts 02101

Deborah A. Robbins
Vice President
Personal Trust
(617) 654-3343

June 25, 1985

T-16476

Ms. Joanne Potter
Boston Aging Concerns
Young & Old United, Inc.
67 Newbury Street
Boston, Massachusetts 02116

Re: Charles H. Farnsworth Trust

Dear Ms. Potter:

It is with much pleasure that I inform you that the Charitable Distributions Committee has reviewed your proposal and voted to make a grant from the Farnsworth Trust to Boston Aging Concerns in the amount of \$60,000 for a capital reserve fund for acquisition of potential housing facilities. A check in that amount is therefore enclosed.

To indicate your safe receipt of this check and your agreement to use the funds for the purpose designated, please have the enclosed copy of this letter signed by an officer, director or trustee of the organization.

The Charitable Distributions Committee joins me in extending to you best wishes for your success in meeting your funding requirements and in carrying out your programs.

Sincerely,

A handwritten signature in cursive script that reads "Deborah A. Robbins".

(Miss) Deborah A. Robbins

DAR/cp

Enclosure



FOUNDED IN 1669

OLD SOUTH CHURCH IN BOSTON

A CONGREGATION OF THE UNITED CHURCH OF CHRIST

COPLEY SQUARE, BOSTON, MASSACHUSETTS 02116

PHONE 617-536-1970

November 18, 1985

Ms. Joanne R. Potter
Mr. Brad Day
Boston Aging Concerns, Young
& Old United, Inc.
67 Newbury Street
Boston, MA 02116

Dear Ms. Potter and Mr. Day:

I am pleased to advise you that the Council of The Old South Church has approved a grant of \$6,000 toward support of a project coordinator for the West Newton Street Task Force. An additional grant of \$10,000 has also been approved payable after March 1, 1986, upon receipt of a satisfactory progress report.

We ask that you acknowledge receipt of this grant and that you submit a final report by October 15, 1986. An outline to assist you in completing this report is enclosed.

You have our very best wishes for continued success.

Sincerely,

Elsbeth M. Percy
Chairperson, for the
Council of The Old South Church

EMP/llw
Enclosures

National Trust for Historic Preservation



1785 MASSACHUSETTS AVENUE, N.W. WASHINGTON, D.C. 20036 (202) 673-4000

August 23, 1985

Mr. Bradley Day
Shared Housing Development Coordinator
Boston Aging Concerns - Young & Old United, Inc.
67 Newbury Street
Boston, Massachusetts 02116

Dear Brad:

Congratulations!

I am pleased to announce that the National Trust for Historic Preservation has approved Boston Aging Concerns - Young & Old United, Inc.'s (BAC) Inner-City Ventures Fund (ICVF) application for the acquisition, rehabilitation and management of two vacant buildings as shared housing for 30 older and low/moderate income residents and ground floor office space. These properties are located at 35-36 West Newton Street in the South End Landmark District of Boston, Massachusetts. The award is a \$20,000 grant and is contingent on BAC being designated developer of the site by the Boston Redevelopment Authority. It is also contingent on our ability to negotiate a letter of agreement which will include award terms and conditions, a work statement and a list of other financial sources.

The National Trust supports BAC's worthwhile preservation project as a model for reusing historic properties as rooming houses for elderly and low/moderate income residents. We look forward to helping you to both implement the project and publicize your successes to other neighborhood development organizations. Although we cannot provide the specific funding you requested, due to our funding limitations and the abundance of high-quality applications, our support and financial commitment can be used to assist BAC in raising any additional funds you need for the project. For example, we are currently seeking low-interest mortgage financing for the project, as we have discussed. Such funding will help the long-term viability of the project.

Jennifer Blake, ICVF Program Officer, will contact you to initiate the negotiating process. We hope that this can be accomplished over the telephone in a relatively short time. Also, we will be making official announcements of the awards, so please send to us a list of your news contacts but refrain from making any announcements of your own until September 15, 1985.

Mr. Bradley Day
Page 2

You should take pride in your ICVF award because it reflects both the outstanding work your organization is conducting and the promise we see for BAC to undertake additional preservation projects in the future. The National Trust is pleased to be able to select your project and we look forward to beginning a long, productive relationship.

Sincerely,

Lyn Mainarity
for Mark S. Weinheimer
Director
Financial Services

cc: Northeast Regional Office
Massachusetts SHPO

THE BOSTON FOUNDATION

PERMANENT - LARRY FINE

December 20, 1985

Mr. Brad Day
Boston Aging Concerns Young & Old
United, Inc.
67 Newbury Street
Boston, Massachusetts 02116

Dear Mr. Day:

It is a pleasure to tell you that the members of the Boston Foundation, at their meeting on December 17, 1985, voted to Boston Aging Concerns Young & Old United, Inc. a \$100,000 conditional grant to renovate 35-36 West Newton Street in the South End for use as a new shared-living facility for low-income persons.

Payment of the grant is conditional on the agency obtaining sufficient funds from other sources to proceed with the project as planned. Once this condition has been met, please let me know and I shall send you our check.

We encourage grantees to make their own announcements of the Boston Foundation's support. Often this can best be done in the context of a story about the purpose and usefulness of the project for which the grant was made. The Committee's staff will be glad to give advice or assistance if you feel that would be helpful.

With best wishes,

Sincerely,

Robert R. Wadsworth

Robert R. Wadsworth
Assistant Director

RRW/mb76

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

September 17, 1986

Mr. Brad Day
Boston Aging Concerns/Young and Old United
67 Newbury Street
Boston, MA

Dear Mr. Day:

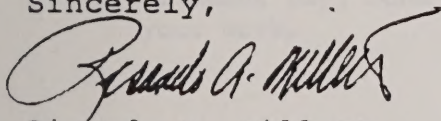
It is my pleasure to inform you that, at the September 9, 1986 meeting of the Boston Redevelopment Authority, the Board approved a rehabilitation grant in the amount of \$125,000 for the construction of a passenger elevator at 35-36 West Newton St.

The Board approved the commitment of these funds in order to enable other funding resources to make firm final financial commitments allowing the project to proceed to final designation. However, the grant will not be effective unless the other financial commitments are made and the proposed development, to create 26 single room occupancy units and four residential apartments, at 35-36 West Newton Street actually goes forward.

We look forward to the successful development of 35-36 West Newton Street located in the South End Urban Renewal Area.

Please feel free to contact Maria Faria, South End Project Coordinator at 445-3921, should you have any further questions.

Sincerely,



Ricardo A. Millett
Assistant Director for Neighborhood
Housing and Development

:jm



FOUNDED IN 1669

OLD SOUTH CHURCH IN BOSTON

A CONGREGATION OF THE UNITED CHURCH OF CHRIST

645 BOYLSTON STREET, BOSTON, MASSACHUSETTS 02116

PHONE 617-536-1970

January 14, 1986

Boston Aging Concerns Y.O.U.
67 Newbury Street
Boston, MA 02116

Attention: Mr. Brad Day

Dear Brad:

Enclosed please find two checks which represent contributions to BAC-YOU from the people of Old South Church. The gifts designated are as follows:

In the case of the \$1,500.00 check

\$1,000.00 is from the Housing Committee to be used for your new housing rehabilitation project on West Newton Street.

\$500.00 is from the Outreach Committee for general budget support for BAC-YOU.

In the case of the check for \$1,036.75, this was received in offering from our worshippers on Christmas Eve. It is for use in the West Newton Street project.

We are grateful for the work of BAC-YOU, and for the involvement of Duane Day, John Stainton, Eva Montiero and others from Old South in your work.

Best Wishes for 1986

Robert H. Christenson
Associate Minister

Enclosure

RHC/jh

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

February 21, 1986

Mr. Brad Day
Boston Aging Concerns -
Young & Old United
67 Newbury Street
Boston, MA 02116

Dear Mr. Day:

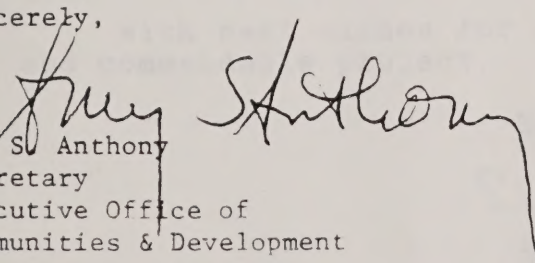
It is my pleasure to inform you that EOCD will award BAC-YOU a Housing Abandonment Program grant of \$15,270 for predevelopment work relating to 35-36 West Newton Street, Boston.

We hope that this grant will contribute to your obtaining final developer designation from the Boston Redevelopment Authority. The funds will help cover both staffing and architectural costs.

As you know, EOCD is extremely supportive of projects like yours, which help preserve affordable housing opportunities in neighborhoods undergoing transition. We trust this project will be as successful as BAC-YOU's previous efforts.

Congratulations and good luck.

Sincerely,


Amy S. Anthony
Secretary
Executive Office of
Communities & Development

CHARLESBANK HOMES

Founded in 1911 by Edwin Ginn

117 Woodland Road
Chestnut Hill, Mass. 02167

March 2, 1987

Ms. Joanne R. Potter, Development Coordinator, and
Mr. Brad Day, Coordinator, Shared Housing Development
Boston Aging Concerns Young and Old, Inc.
67 Newbury Street
Boston, Mass. 02116

Dear Ms. Potter and Mr. Day:

I am pleased to inform you that Charlesbank Homes is making a grant to Boston Aging Concerns Young and Old in the amount of \$25,000 in response to its recent request for support.

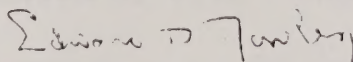
The grant is being made, and Charlesbank Homes' enclosed check to the order of Boston Aging Concerns Young and Old in the amount of \$25,000 is being sent to you, on the condition that the money be used solely for the purpose stated in your letters to me dated February 9, 1987 and to Mr. Andres dated December 3, 1986.

Please send me your acknowledgment and confirmation of your commitment to use the money for the purpose specified.

The Trustees have requested that you write to us later on regarding the additional amount you requested.

With best wishes for success on this large and commendable project.

Sincerely,



Edward D. Rowley
President

Enc:



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

November 30, 1984

Kay Thomas, Administrative Coordinator
Back Bay Aging Concerns
67 Newbury Street
Boston, MA 02116

Dear Ms. Thomas:

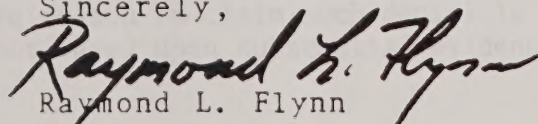
On behalf of the Commission on Affairs of the Elderly/Region VI Area Agency on Aging I am very pleased to award you a grant of \$20,000.00 in FY'85 Older Americans Act Title III funds. This award is contingent on the final funding level established by Congress for this Title and the award of those funds to the Area Agency by the Department of Elder Affairs.

The Commission received no increase in Federal funds this year, however, the total Area Agency budget increased by 4% due to a one-time supplemental appropriation of State funds. This increase is a direct result of the advocacy efforts of Commissioner Michael Taylor and the Boston Legislative Delegation. It enabled the Commission to maintain many of the contracted services so vital to older Bostonians and to fund a few new programs. Nevertheless, requests for funds far exceeded the Commission's funding capacity.

This award will be available for a twelve month period beginning January 1, 1985. The staff of the Area Agency on Aging will inform you of the allowable program specifics and contract conditions when the Notification of Grant Award is prepared for your signature.

We greatly appreciate your commitment to Boston's elders, and will follow the progress of your program with great interest.

Sincerely,


Raymond L. Flynn
Mayor

cc: Board President



Commission on Affairs of the Elderly

RAYMOND L. FLYNN
Mayor

MICHAEL TAYLOR
Commissioner

November 30, 1985

Kay Thomas, Director
Boston Aging Concerns
67 Newbury Street
Boston, MA 02116

Dear Ms. Thomas:

I am writing to inform you that the Area Agency on Aging will grant you a partial funding award of \$27,110.00 to provide Housing services. This award is contingent the final funding level established by Congress for this Title and the award of those funds to the Area Agency by the Executive Office of Elder Affairs.

I regret that we will be unable to fully fund your proposal. Older Americans Act funds have remained level for three years, while local requests for funding have increased significantly. This year requests for funds exceeded our capacity to fund by seven hundred and fifty thousand dollars. The intense competition for funding forced us to make very difficult decisions.

Your agency is funded for the following line items: One Shared Housing Development Coordinator at \$20,000.00, fringe at \$2,513.00, U.S.E.S. Lodging House Organizer at \$4,597.00. Our funding situation does not permit us to fund the additional request of \$5,000.00 for the project assistant.

If you have further questions about this decision please call Ellen Parker at 725-3982.

As a partially funded applicant for Title III-B funding, your agency has the right to request an appeal from the Executive Office of Elder Affairs of the Area Agency's decision. A request for an appeal may be based on any one or more of the following grounds:

- A. Denial by an Area Agency in whole or in part of an application for funding, where there is valid reason to claim such denial is arbitrary or capricious or not based upon substantial evidence.

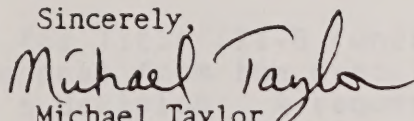
- B. Any action on the part of the Area Agency concerning non-renewal or termination of a grant or contract, where there is a valid reason to claim such actions are arbitrary or capricious or not based upon substantial evidence.

The request for formal appeal must be made to the Executive Office of Elder Affairs and the Commission on Affairs of the Elderly by registered or certified mail within thirty (30) calendar days of the receipt of this notice. In addition the Executive Office of Elder Affairs requires that those applicants filing an appeal make every effort to resolve disputes prior to a formal hearing through a Local Administrative Review with the Area Agency on Aging. This review must be conducted within twenty (20) calendar days of the receipt of this notice. In order to insure maximum flexibility in scheduling the Administrative Review, an applicant seeking such a review should contact the Area Agency within five (5) working days of receipt of this notice. The Area Agency has developed its own Local Administrative Review process and encourages applicants considering an appeal to request a copy of this process from Ellen Parker.

The Area Agency recognizes that some applicants may not be fully satisfied with the FY'86 Title III funding decisions, but hopes that they realize the reality of limited funds. Should any disputes remain, the Area Agency hopes they can be resolved at the local level through the Local Administrative Review Process. The Area Agency would be most willing to talk further with an applicant in order to avoid a costly and time consuming formal appeal. For FY'84 and FY'85, as a result of Local Administrative Reviews, no formal hearings were necessary.

During the coming years, we will be facing even further decreases in funds from all levels of government. In order to insure basic services to seniors in Boston, it is important for service providers to work together. We urge you to join one of our Task Forces which meet throughout the year to discuss the priorities for the funding and the specific issues related to Advocacy, Legal Services, Long Term Care, Nutrition, Senior Centers, Transportation and Housing. If you are interested in contributing to our long range planning process and can give some time for one of these groups, please call Ellen Parker at 725-3982.

With appreciation for your continued commitment to serving older Bostonians,
I am

Sincerely,

Michael Taylor
Commissioner

MT/jt

*N.B. This notice is being sent certified mail in conformance with Executive Office of Elder Affairs, Information Memorandum 82-03.



Commission on Affairs of the Elderly

RAYMOND L. FLYNN
Mayor

MICHAEL TAYLOR
Commissioner

November 28, 1986

Kay Thomas
Boston Aging Concerns
67 Newbury Street
Boston, MA 02116

Dear Ms. Thomas:

I am writing to inform you that the Area Agency on Aging will grant you a partial funding award of \$40,000.00 to provide Housing services. This award is contingent the final funding level established by Congress for this Title and the award of those funds to the Area Agency by the Executive Office of Elder Affairs.

I regret that we will be unable to fully fund your proposal. Our Federal allocation has not increased in three years. While we received a supplemental appropriation of State funds, which increased our budget by 5%, requests for funding significantly exceeded our capacity to fund. The intense competition for funds coupled with our limited funding capacity forced us to make some very difficult choices.

Attached you will find a line item breakdown of your award. If you have further questions about this decision please call Ellen Parker at 725-4371.

As a partially funded applicant for Title III-B funding, your agency has the right to request an appeal from the Executive Office of Elder Affairs of the Area Agency's decision. A request for appeal must be based on one or more of the following grounds.

- A. Denial by an Area Agency in whole or in part of an application for funding, where there is valid reason to claim such denial is arbitrary or capricious or not based upon substantial evidence.
- B. Any action on the part of the Area Agency concerning non-renewal or termination of a grant or contract, where there is a valid reason to claim such actions are arbitrary or capricious or not based upon substantial evidence.

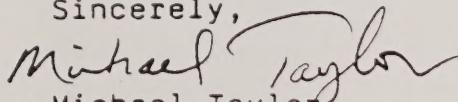
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The Area Agency recognizes that some applicants may not be fully satisfied with the FY'87 Title III funding decisions, but hopes that they realize the reality of limited funds. Should any disputes remain, the Area Agency hopes they can be resolved at the local level through the Local Administrative Review Process. The Area Agency would be most willing to talk further with an applicant in order to avoid a costly and time consuming formal appeal. For FY'85 and FY'86, as a result of Local Administrative Review, no formal hearings were necessary.

During the coming years, we will be facing even further decreases in funds from all levels of government. In order to insure basic services to seniors in Boston, it is important for service providers to work together. We urge you to join one of our Task Forces which meet throughout the year to discuss the priorities for the funding and the specific issues related to Advocacy and Legal Services, Long Term Care, Nutrition, Senior Centers, Transportation and Housing. If you are interested in contributing to our long range planning process and can give some time for one of these groups, please call Ellen Parker at 725-4371.

With appreciation for your continued commitment to serving older Bostonians, I am

Sincerely,



Michael Taylor
Commissioner

cc: Board President

*N.B. This notice is being sent certified mail in conformance with Executive Office of Elder Affairs, Information Memorandum 82-03.

Attachment

Dec. 1, 1986

F.Y. 87 TITLE III - B
Approved Budget by Line item
Boston Aging Concerns/Housing

Title III-B Allocation

Total

Personnel:

SROPP	11,172.00	11,172.00
Planning/Devel. Coord.	7,374.00	7,374.00
Consultation Coord.	-----	-----
Organizer	9,360.00	9,360.00
Health Allow.	2,321.55	2,321.55
Fringe	2,018.34	2,018.34
Total Personnel:	32,245.89	32,245.89

Expenses:

SROPP Intern	1,000.00	1,000.00
Telephone	599.00	599.00
Postage	533.00	533.00
Printing	812.00	812.00
Machine Mait.	258.00	258.00
Office Supply	692.00	692.00
BAC-YOU Admin.	3,270.00	3,270.00
BAC-YOU Costs	591.11	591.11
Total Expenses:	7,755.11	7,755.11

Total Title III-B Grant 1987:	<u>40,000.00</u>	<u>40,000.00</u>
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Cash Match:	140,835.00	140,835.00
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In-Kind Contribution:	-----	-----
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Generated Income:	-----	-----
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"AGREEMENT"

Agreement made this 18th day of December, 1986, between Berton M. Hochfeld, Trustee, Veaonia Realty Trust, owner of 416 Marlborough Street, Boston, and Boston Aging Concerns-Young & Old United, Inc.

Whereas, Berton M. Hochfeld is the owner/developer of 416 Marlborough Street, Boston, Massachusetts, and is desirous of making a contribution to the development of low and/or moderate income housing in the City of Boston, and

Whereas, Boston Aging Concerns, through the Single Room Occupancy Preservation Project, works to create and preserve affordable housing for older and lower income people, now therefore the parties agree as follows:

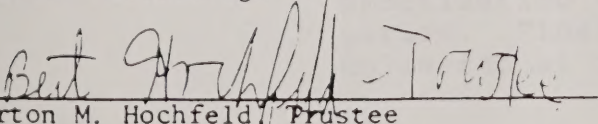
Mr. Hochfeld will make a contribution to Boston Aging Concerns totalling \$400,000 (four hundred thousand). Payments to be made as follows:

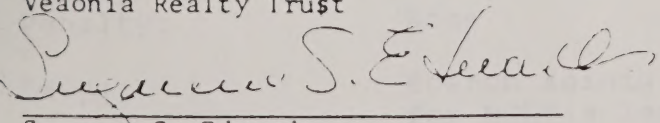
1. \$200,000.00 (two hundred thousand dollars) upon issuance by the Boston Building Department of the building permit to construct condominium units at 416 Marlborough Street, Boston, Massachusetts;

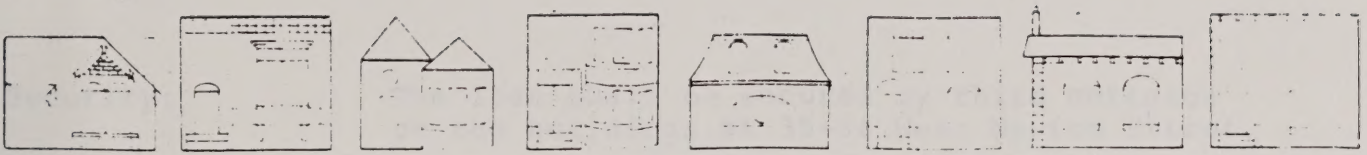
2. \$200,000 (two hundred thousand dollars) upon the sale of the 6th unit at 416 Marlborough Street, Boston, Massachusetts, or on December 24th, 1987, whichever first occurs.

This charitable contribution will be designated and used by Boston Aging Concerns for the creation or preservation of no less than 8 (eight) shared housing units affordable to households with incomes below HUD's low/moderate income guidelines. Funds will be targeted to a project (s) in the immediate Back Bay neighborhood, and/or in adjacent neighborhoods.

The Boston Redevelopment Authority, Berton M. Hochfeld and Boston Aging Concerns agree that Mr. Hochfeld's performance of his obligations under this contract will satisfy the affordable housing proviso set forth in the Board of Appeals decision on December 16th, 1986 regarding zoning variances necessary for the 416 Marlborough Street, Boston, Massachusetts.


Berton M. Hochfeld, Trustee
Veaonia Realty Trust


Suzanne S. Edwards
Convener, Board of Directors
Boston Aging Concerns-Young & Old United, Inc.



Boston Community Loan Fund, Inc.

25 West Street, 2nd Floor, Boston, MA 02111 (617) 451-2050

February 1, 1987

Nikki Phons
President
Dewitt Jones
Fund Manager

Brad Day
Boston Aging Concerns, Young and Old United, Inc.
67 Newbury Street
Boston, MA 02116

Dear Mr. Day,

On behalf of the Boston Community Loan Fund, I am pleased to inform you that the BCLF Board of Directors voted to approve a loan in the amount of \$150,000 to Boston Aging Concerns-Young and Old United, Inc. for its West Newton Street project subject to the following terms and conditions:

Amount: \$150,000

Use of Funds: Permanent financing on a lodging house for low income residents to be located in renovated buildings at 35-36 West Newton Street, Boston.

Disbursement: Funds will be disbursed upon evidence of occupancy permanent and in conjunction with the disbursement (closing) of other permanent financing. (In the event that BAC arranges permanent financing to be used as construction financing, the BCLF will revise its disbursement conditions to conform with the other lenders.)

Interest Rate: 6%

Date Due: Four and one half years from the beginning of construction but no later than October 1991.

Repayment: The loan shall be amortizing with equal payments due on the first day of each month following the closing of the loan. The amortization schedule be set on a 30 year period. Final payment schedule will be delivered at closing.

Prepayment
Penalty: None

Fees: Boston Aging Concerns shall be responsible for BCLF's legal fees associated with this loan.

Security: The loan shall be secured by third mortgage on the buildings at 35-36 West Newton Street.

Collection: In the event of a default, Boston Aging Concerns shall be responsible for the full costs of collecting this loan.

Publicity: The BCLF may publicize this loan and BAC will include the BCLF in all publicity about this project.

This letter is the BCLF's loan commitment. Prior to closing, we will require the following additional conditions to be met:

--Satisfactory evidence of full insurance coverage on the building. The BCLF must be named as a loss payee.

--Satisfactory evidence of clean title. The BCLF must receive a mortgagee's title insurance policy.

--Final commitments for all other necessary permanent lenders.

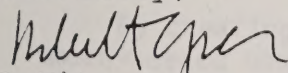
--The BCLF must review and approve the final financing and tenancy plans.

--The BCLF will also require additional corporate information, including financial statements, cash flow and budget projections and other reasonable information as required by our attorneys.

This commitment must be acknowledged no later than February 28, 1987 and the loan commitment expires on June 30, 1987. Any request for an extension to either deadline must be made in writing.

As you know, we are very excited about this project and wish you the best of luck with it. If you have any questions, please feel free to call me at 451-2050.

Sincerely,


DeWitt Jones
Fund Manager

cc: Thomas Schnorr, Palmer and Dodge
Janet Van Zandt, Public Facilities Department

Accepted by Suzanne S. Edwards Date February 28, 1987

Title Suzanne S. Edwards, Convener, Board of Directors
Boston Aging Concerns-Young and Old United, Inc.

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

March 19, 1987

Brad Day and Joanne Potter
Boston Aging Concerns
67 Newbury Street
Boston, MA 02116

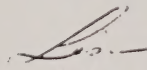
Dear Mr. ~~Day~~ and Ms. ~~Potter~~:

I am pleased to inform you that the Public Facilities Department has approved a loan to Boston Aging Concerns for the rehabilitation of the building at 35 - 36 West Newton Street in the South End. In addition to the loan, PFD has approved the use of Chapter 707 rent subsidy certificates for the program. The loan and the rent subsidies are to be used to help finance the renovation of the building to accommodate a combination of single room occupancy units and efficiency apartments, primarily for low income and elderly tenants.

The Public Facilities Department is prepared to commit as many as 29 Chapter 707 certificates and to loan as much as \$300,000 to this project. PFD is also willing to defer the repayment of the loan as long as three years after construction completion. Monthly payments may be amortized over as many as 30 years and the interest rate will be between 3 and 6 percent. The exact amount and terms of the loan will be negotiated between PFD and BAC. The final figures will depend on BAC's other funding commitments, its development and operating expenses and the level of Chapter 707 certificates available for this program. Janet Van Zandt, the project manager, will be available to discuss the terms and conditions of the loan and the rent subsidy commitments with you.

By creating this lodging house, Boston Aging Concerns is providing a much-needed housing resource. The City of Boston has a commitment to supporting efforts to create and preserve lodging houses. We are pleased to provide assistance to this project.

Sincerely,


Lisa Chapnick
Director

*We truly are pleased
to help and know
BAC makes well
providing.*

1017D/wej

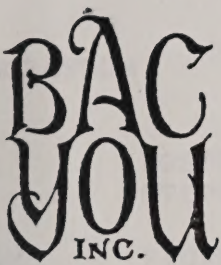
LISA G. CHAPNICK, DIRECTOR, 15 BEACON STREET, BOSTON, MA 02108

Proposed Motion #1

The Blackstone/Franklin Square Neighborhood Assoc. membership supports the final design of the Boston Aging Concerns- Young and Old United's 35-36 West Newton Street intergenerational shared housing. We would like to thank BAC-YOU, Inc. and Architects & Associated Designers, Inc. for their willingness to work with our Association, for their sensitivity to the feelings of our membership, and for a facade design which is acceptable to all parties.

Proposed Motion #2

The Blackstone/Franklin Square Neighborhood Association membership directs the Secretary of the Association to send a letter to the South End Lower Roxbury Ad Hoc Coalition stating the following position: Thank you for including us in your correspondence. At this point the focus of our Association is to defeat the Tree of Life proposal before we re-evaluate the validity of the SENHI process and become involved in a comprehensive development plan for the Washington Street Corridor. We ask your support in opposing the Mayor's Tree of Life proposal for RC-9.



BOSTON AGING CONCERNS YOUNG & OLD UNITED, INC.

67 NEWBURY ST. BOSTON, MA 02116 266-2257

March 23, 1987

Maria Faria
Boston Redevelopment Authority
City Hall
Boston, MA
02110

RECEIVED
MAR 23 1987
SOUTH END

Dear Maria: Just a follow up on our phone conversation on Friday regarding early entry and final designation.

We are requesting early entry so that the Contractor may begin demolition of the interior of the buildings prior to conveyance. Lawlor Construction, as you know, bid on the job on December 24, 1986. He is planning to take on West Newton Street and has planned his workforce accordingly. Further delays in beginning construction will result in scheduling problems since Lawlor is also involved in scheduling other construction jobs as well as ours. Granting early entry will allow Lawlor to get started on the job and utilize workers as planned. We are afraid that Lawlor will raise the construction contract price if we do not get started soon. He agreed to hold prices through March 20, 1987, last friday.

Early entry is also helpful in that the Masonry Restoration contractor could get started in cleaning the exterior of the buildings. My understanding from Folan Construction is that the cleaning of the building should occur prior to the start of the general construction. This arrangement eliminates problems which may arise from cleaning agents in contact with new building materials. Folan has stated that this is their preference and they are ready to begin upon our notice.

Early entry would enable two important parts of the rehab of West Newton Street and would somewhat ameliorate the delays in construction we have experienced to date.

Granting final designation at the March 26 BRA Board Meeting would be helpful in that we would be spending funds on masonry restoration and demolition with the expectation that conveyance would certainly happen sometime after the March 26 meeting. Expending these considerable funds under tentative designation status is a greater risk to the agency.

Let me know if you need further information or clarification.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Gabriella Halmi'.

Gabriella Halmi
Project Coordinator

MEMORANDUM

April 9, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR,
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR AND
MARIA FARIA, SOUTH END PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF REUSE
PARCEL SE-105, LOCATED AT 35-36 WEST NEWTON STREET
AND RE-USE PARCEL SE-121, LOCATED AT THE REAR OF
THESE TWO BUILDINGS AND PERMISSION FOR EARLY
ENTRY TO THE PREMISES.

SUMMARY: This memorandum requests that the Authority finally designate Boston Aging Concerns Young and Old United, Inc. (BAC/YOU) for the purpose of rehabilitating 35-36 West Newton Street into: (1) two self-contained apartments; (2) thirty-one shared room occupancy units; and (3) 1,600 square feet of professional office space for BAC/YOU. It is further requested that BAC/YOU be finally designated as redeveloper of Parcel SE-121 consisting of approximately 700 square feet of vacant land, which is for the purpose of creating an areaway/entry into the office space. In addition, it is requested that the Authority authorize the developer to enter into a license agreement with BAC/YOU for early entry to the premises to restore the masonry and brownstone and to perform demolition work.

On November 7, 1985, Boston Aging Concerns Young and Old United, Inc. (BAC/YOU) was tentatively designated as redeveloper of Re-use Parcel SE-105, located at 35-36 West Newton Street in the South End Urban Renewal Area, Project No. Mass. R-56. The parcel consists of two contiguous four and one-half story brownstone buildings at the corner of West Newton Street and Washington Street.

The original proposal submitted by BAC/YOU called for the development of the two contiguous buildings into two self-contained apartments and twenty-eight shared room occupancy (SRO) units to serve primarily low-and moderate-income elderly individuals. In addition, approximately 1,600 square feet would be rehabilitated into professional office space for BAC/YOU.

On September 9, 1986, the Authority authorized the Director to enter into a Grant Contract for \$125,000 with BAC/YOU for the construction of a passenger elevator in connection with the rehabilitation of 35-36 West Newton Street. The grant was authorized subject to firm financial commitments and the actual start of the rehabilitation work.

In an effort to increase the single room occupancy units in the City of Boston and in order to achieve economic feasibility for the project, BAC/YOU has revised its plans to include thirty-one SRO units and two apartment units. In addition, the project will include 1600 square feet of the office space intended for BAC/YOU. The SRO units and apartments will be rented at rates ranging from \$410 to \$546 per month and will be subsidized through the Massachusetts Chapter 707 Rental Subsidy Program.

In addition, BAC/YOU has included in its program the development of Parcel SE-121, consisting of a ten foot by seventy foot area of land behind the two contiguous buildings. The land would be used for the purpose of creating an areaway/entry into the office space. In addition, it is requested that the Authority authorize the developer to enter into a License Agreement with BAC/YOU for early entry to the premises to restore the masonry and brownstone and to perform demolition work. The License Agreement requires the licensee to obtain liability insurance naming the authority as co-insured.

The total development cost for the revised proposal has been estimated at \$1,821,209.00. BAC/YOU has firm financial commitments from the Boston Community Loan Fund of \$150,000.00, and from the Public Facilities Department's Home Loan Program for a low-interest loan of \$300,000.00 through the Loans to Encourage Neighborhood Development (LEND) Program. In addition, First American Bank for Savings is intending to commit to \$716,352.00. The remaining financing is through grants in an amount of \$388,857.00 and BAC/YOU will commit \$176,000.00 for the project. Finally, the Authority anticipates providing a loan of \$90,000.00 in order to complete the restoration of the masonry and brownstone and to perform demolition work.

Boston Aging Concerns has been working closely with and has the support of the Blackstone/Franklin Square Neighborhood Association.

Architects and Associated Designers is the architectural firm for this project and Lawlor Corporation of Medford has been hired as the general contractor. Furthermore, in compliance with all aspects and specifications of the South End Urban Renewal Plan, Boston Aging Concerns/Young and Old United has submitted Final Working Drawings and Specifications which have been reviewed and approved by the Authority's Design Department.

It is, therefore, recommended that Boston Aging Concerns/Young and Old United (BAC/YOU) be finally designated as Redeveloper of Re-use Parcel SE-105 located at 35-36 West Newton Street for the purpose of creating thirty-one shared room occupancy units, two apartments, and 1600 square feet of office space and for Parcel SE-121, located behind the subject buildings and consisting of approximately 700 square feet of land area, for the purpose of maintaining an areaway/entry into the office space. It is further recommended that the Authority authorize the Director to enter into a standard License Agreement with BAC/YOU for early entry to 35-36 West Newton Street to restore masonry and brownstone and to perform demolition work.

An appropriate resolution is attached.

